

Kevin M. Todd, AICP

From: Matt Skelton
Sent: Monday, January 06, 2014 10:52 AM
To: Catherine Parker
Cc: Kevin M. Todd, AICP
Subject: Re: North Walk Development

Thank you. Just an FYL....the City offices are closed today. As a result, the plan commission meeting this evening is postponed until the next regularly scheduled meeting in 2 weeks.

Matthew S. Skelton, Esq.
CITY OF WESTFIELD
Director | Economic & Community Development
Direct: 317.508.6288
www.westfield.in.gov

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On Jan 6, 2014, at 10:37 AM, "Catherine Parker" <parkerracs@aol.com> wrote:

Sent from my iPad

Begin forwarded message:

From: Catherine Parker <parkerracs@aol.com>
Date: January 6, 2014, 10:35:04 AM EST
To: "acook@westfield.in.gov" <acook@westfield.in.gov>
Subject: North Walk Development

As 35 year residents of Maple Lane in Westfield, we would like to share some of our concerns regarding the proposed North Walk Development.

One theme implied in the development of the Westfield community has emphasized the integrity of the neighborhood. While the North Walk Development certainly offers a good beginning for the improvement of the site, we feel there are several areas in which it does not maintain the integrity of the Maple Lane neighborhood.

First of all, the proposed street through the development connecting Union Street with Maple Lane would bring an additional volume of traffic that Maple Lane is not designed to handle. The Maple Lane neighborhood was created on a

horseshoe street for the purpose of limiting traffic.

The second item is the density of homes within the development. Sixteen homes would be extremely high volume for that space and Maple Lane is not a high volume neighborhood. It seems that 4-6 homes would create a more acceptable density.

Third, the proposed lot and dwelling sizes do not conform to those of the existing neighborhood.

Finally, new drainage was recently installed along Maple Lane. It would be imperative that drainage for the new neighborhood not interfere with existing drainage.

Thank you in advance for considering and addressing our concerns.

Respectfully

Richard and Catherine Parker
755 Maple Lane
Westfield

Kevin M. Todd, AICP

From: Matt Skelton
Sent: Tuesday, January 21, 2014 5:58 PM
To: Kevin M. Todd, AICP
Subject: Fwd: New development off of Maple Lane

FYI.

Matthew S. Skelton, Esq.
CITY OF WESTFIELD
Director | Economic & Community Development
Direct: 317.508.6288
www.westfield.in.gov

Begin forwarded message:

From: <McCord757@aol.com>
Date: January 21, 2014 at 5:56:47 PM EST
To: <mskelton@westfield.in.gov>
Subject: Fwd: New development off of Maple Lane

From: McCord757@aol.com
To: bsmith@westfield.in.gov
Sent: 1/21/2014 5:47:30 P.M. Eastern Standard Time
Subj: New development off of Maple Lane

Mr. Smith

01-21-2014

I am a resident of Westfield and I was told you were the council person in this area. I have lived on maple lane for 24 years and have went through all kinds of drainage issues through the years. When they built Harvest Meadows that was suppose to take care of the problem it made it worse for my proerty and the Parkers and ross my neighbors. When they developed the High School It was suppose to be better it wasn't and we were assured each time it would be. We finally have it corrected and now the city wants to assure the people on Beachwood and Maple Lane it will be fine. Sorry for me being a little reluctant but I am.

I am all for growth but this does not sound right 16 homes on 2.50 acres and a through street. When school lets our we already have cars speeding through this addition and there our kids in this addition. I have a 6 year old. I realize I don't know all the details But I am not for this.

Best Regards

Terry McCord
757 Maple Lane

Westfield, In 46074
317-867-0305

January 21, 2014

Advisory Plan Commission Members and Westfield City Council Members:

I (Tenna Pershing) have been a resident of Westfield since December 1991. During this time, I have been supportive of the growth and development that has taken place in our community. As a community member, I have been apart of both the Grand Junction Task Group and The Downtown Westfield Association.

However, this is the second residential housing development that threatens the draining and density in our neighborhood. I was supportive of the Harvest Meadows development, but watched as they raised the elevation and grade of the land flooding my backyard damaging my mini barn and landscaping.

The Harvest Meadows plan presented a development that would enhance our neighborhood. There would be sidewalks, but no chain link fences and mini barns. Mike and I have three lots that back up to ours. Only one of three abides by these rules: two of the houses have chain link fences that are in the swale (one of which allows trees, weeds and vines to obstruct the swale and the other currently has a wood pile in the middle of the swale and one has a mini barn.

As you proceed with rezoning the land for the proposed North Walk PUD, we would like you to consider the drainage, density and size, architectural and lot standards, access, and construction traffic.

Drainage

The City of Westfield invested a large sum of money on the drainage in our neighborhood. We are continuing to work with the City on issues that still exist from the project.

Our concern lies with the proposed drainage of the North Walk PUD. The current drainage plan was not designed with this development in the mix. This needs to be addressed before the zoning is changed not after as the Economic and Community Development director stated.

It is our opinion that the developer, The Anderson Corporation, post a bond to correct any drainage issues. The City of Westfield and its taxpayers should not be burdened with future drainage issues created by this development.

Density and Size

The original plan put forth by The Anderson Corporation to the property owners was different from the ordinance drafted and posted on the City of Westfield's website which mentioned duplexes and 850 square foot homes in Exhibit E.

Our concern is in Section 2 of the revised Ordinance No: 1401-PUD-02 still states the maximum number of Dwellings permitted on the Real Estate shall be 16 while The Anderson Corporation assured the property owners there would only be seven duplexes. The proposed number of dwellings is still a large number for 2.7 acres of land.

Also, the size is a concern. In a meeting with The Anderson Corporation last week, Jim Anderson shared plans showing the architectural floor plans as 1895 square feet for two story and 1805 square feet for a one story. In Ordinance No: 1401-PUD-02, the Lot Standards on page 14: single family-1700 square feet including garage and two story-1450 square feet including garage.

Architectural and Lot Standards

On page 12 of Ordinance No: 1401-PUD-02, Exhibit E changes now include vinyl material. When Jim Anderson, The Anderson Corporation, met with the property owners he referred to similar developments in Carmel. You can be assured that Carmel does not allow vinyl in their "downtown" developments. What is the justification for adding vinyl material?

When Jim Anderson was still leading the Downtown Westfield Association, he led opposition to a building with vinyl material presented by Mr. Thornberry on the property next to the Westfield Washington Schools Administration Building.

In reference to downtown, I was apart of the discussion led by Jim Anderson during a Downtown Westfield Association meeting where it was decided that the "downtown" was defined by the following boundaries: US 31 to the West, East Street to the East, South Street or 171st Street to the South and Hoover Street or 181st Street to the North. So it is a mystery as to why the Downtown Westfield Association is supporting a project outside its' boundaries.

Access

In the original plan put forth by The Anderson Corporation to the property owners a street connecting Union Street to Maple Lane was proposed. In the revised plans there is a cul-de-sac with a gate.

What assurances are in place to ensure this does not change? What type of gate will be installed (gate aesthetics – no chain link)? Who will have access to open the gate? These are not addressed in Ordinance No. 1401-PUD-02.

Maple Lane was/is not designed for increased traffic. Traffic patterns in this area (US 31, Hoover, Union, and East streets) will dramatically change in the next year. If a thoroughfare is created, this will increase traffic on a street not designed to handle it. Without side walks on Maple Lane, it will create hazardous conditions for pedestrians. One can only imagine what the traffic flow will look like prior to high school start time and after dismissal time.

Construction Traffic

Since the drainage project was recently completed, it is imperative that NO construction traffic be allowed to access the North Walk PUD via Maple Lane. In addition to the drainage, the street is not set up to accommodate construction vehicles parked on the street. Who will provide oversight on construction traffic?

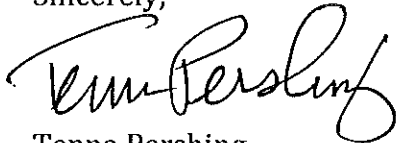
Miscellaneous

On page 2 of Ordinance No. 401-PUD-02 Section 1.4, it states the Real Estate shall be developed as generally depicted on Exhibit C. Final site development shall be governed by the terms of this ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements of the Zoning Ordinance. It is imperative this ordinance address the specifics of the revised plan as presented by Jim Anderson to the property owners. There have been too many inconsistencies in this project. We question the integrity of the entire process of this development—signage, notification, the changes in the development plans, lack of drainage plans, and the vagueness of both ordinances posted on the City's website.

We appreciate the opportunity to present our concerns to the APC and City Council. We love living in Westfield and want to be apart of measured growth and development in our community.

If you have any questions, please call us at Tenna: (317) 710-4553 or Mike: (317) 402-4542; or via email Tenna: tenna.pershing@gmail.com or Mike: mt.pershing@comcast.net.

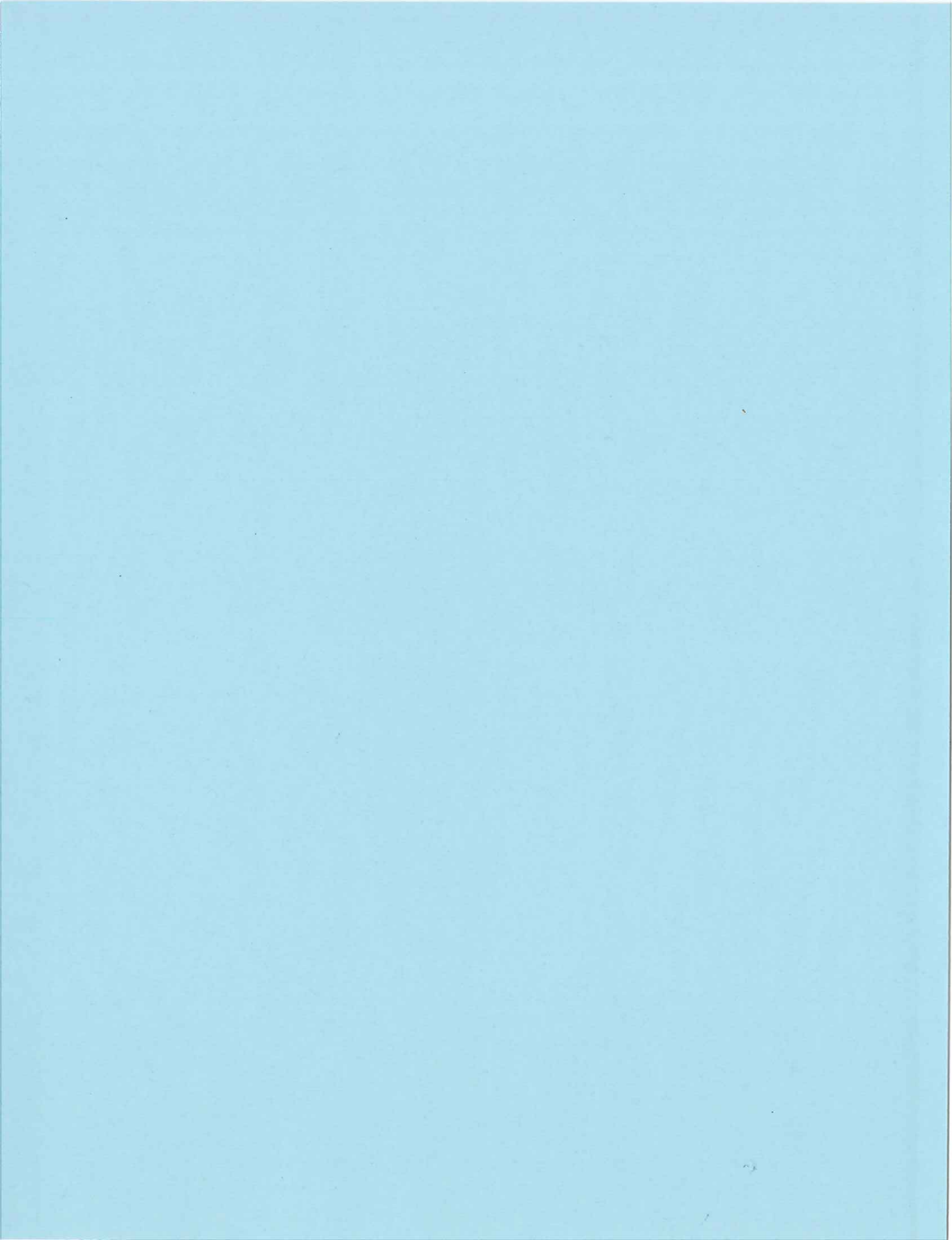
Sincerely,



Tenna Pershing



Mike Pershing



North Walk PUD 02

I have inspected the plans for the development labeled as North Walk that lies next to my property at 730 Maple Lane in Westfield and have several concerns. They are in the areas of density, drainage, and traffic.

The density of the project intends to put 38% of the property under roof. This is a good deal denser than the adjoining properties and will accelerate the run off of water from the roofs of the proposed properties.

Drainage is my primary concern. The run off that will impact my property comes from this proposed development and runs to the east draining into the drainage project that the city installed last summer. I am not convinced that this project will handle the additional water that comes from this development. To help alleviate this situation, I request that the developer post a bond payable to the city that would help fix any in unforeseen problems that might arise. Well managed cities do follow this procedure with streets and sewers and we should be no different. I feel so strongly about this that an up or down vote on this matter should be taken by both the plan commission and the city council.

Traffic is addressed, but I feel that there should not be a through street exiting on Maple Lane. It was not designed to handle such traffic.

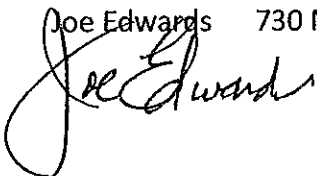
I am not opposed to development on the adjoining property, but I feel that there could be better plans for this property.

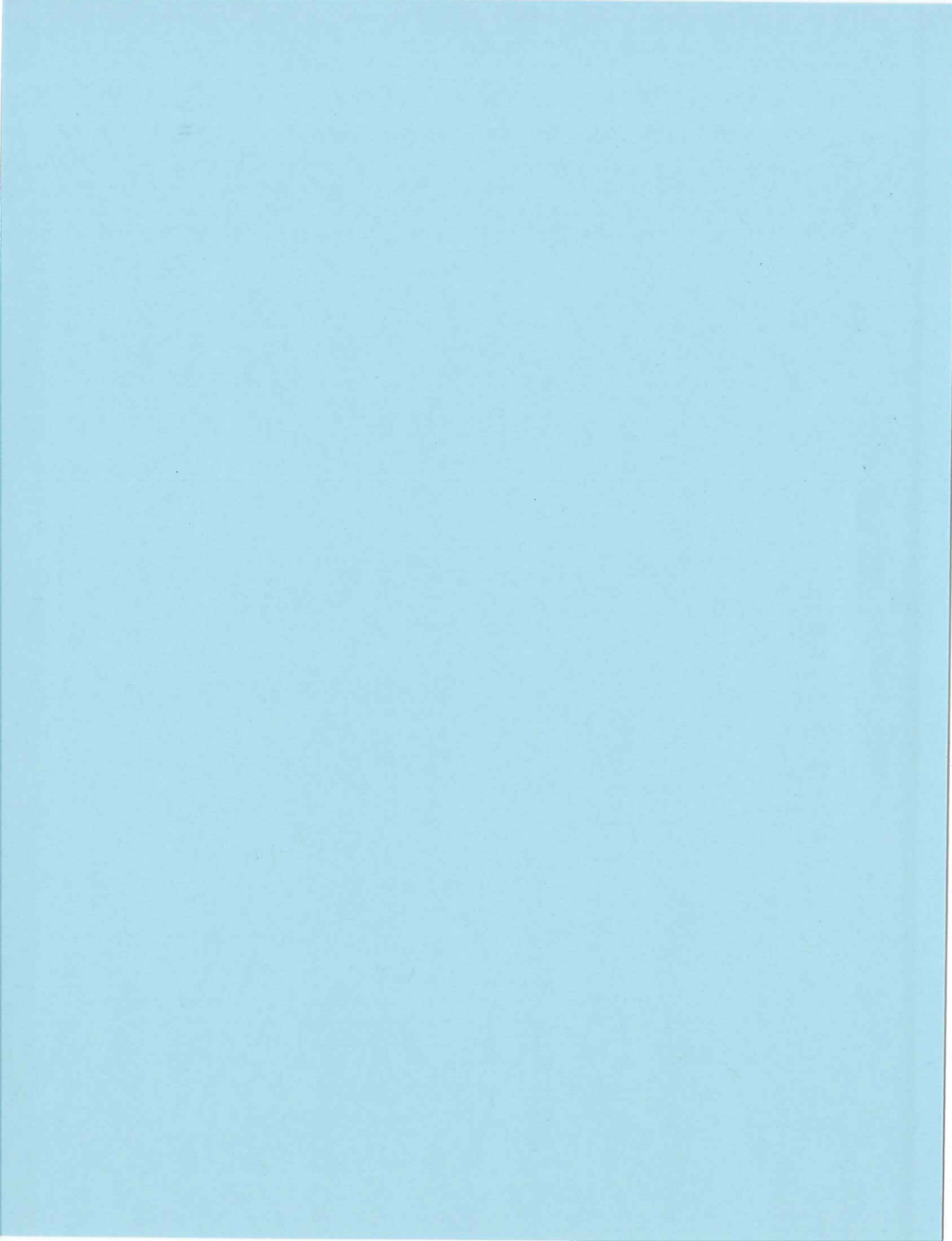
Then there is the matter of public notice of the rezone on this property. Perhaps the public notice requirement was not violated, but surely the spirit of that requirement was in this case.

Then there are two items in the proposed ordinance that trouble me. Section 2.2 states that the maximum number of Dwellings shall be 16. What is wrong with holding the developer with the number of buildings in his conceptual plan? If not, it will be zoning on the fly and poorly done. Also the proposed ordinance states that development amenities shall be constructed in substantial compliance with the conceptual plan. What is wrong with being more specific on that matter?

We have a certain number of properties in parts of our community that are ripe for development as we have seen our in surrounding communities. It is time we stop accepting anything that walks through the door and begin to aggressively pursue developments that will enhance the community we call home. We give away time and opportunity each time we do this.

Joe Edwards 730 Maple Lane

A handwritten signature in black ink, appearing to read "Joe Edwards", written over the printed name.



January 21, 2014

Dear Respected Members of City Council, the Area Planning Commission, and Mayor Andy Cook,

My name is Jason Hoffman and I am writing today regarding the proposed rezoning of 740 North Union Street (known as the NorthWalk PUD Ordinance) and the subsequently planned NorthWalk Neighborhood. I'd like to start by saying I am in favor of developing the property as it has obviously fallen into a state of disrepair. A dilapidating barn, an open foundation, collapsing fences, and broken down vehicles are not the atmosphere I'd like to see presented in this area. Despite my support I feel that there are very serious issues that must be addressed with this proposed development as I do not feel it is beneficial to develop for development's sake. In this letter I will highlight my concerns with the potential impacts of rezoning, technical aspects of the development plan, and the way this project has been presented.

Detailed Concerns

- **Overall Lack of Plan Detail:** My first concern is in the overall lack of detail in the current plan and the impact those details have on the subsequent issues listed below. While I realize that projects go through many planning phases I feel it is critical to get more detail around the critical points listed below. A slight change in one area can have rippling impact on other issues which makes it difficult for me to accept the rezone plan.
- **Setback and Buffering:** The current plan has no setback or buffer between my property and the proposed development. I would require that a setback of no less than 20 feet be applied the property line on the side of the development along with a buffer consisting of an earth berm, a stone wall, and shrubberies be installed between my property and the proposed development. When setback and buffering is applied it will directly impact the location and placement of the structures on the property. How will this impact the overall drainage plan and density?
- **Drainage:** Having a neighborhood as dense as the project proposed will significantly reduce the amount of pervious ground for drainage. The builder has claimed drainage will tie into the county pipe on the West side of Union Street and flow through the existing swales of Westfield Green Estates on Maple Lane storm water requirements. What if the county does not approve of boring under Union Street to access the legal drain? How will this impact the drainage of the property? My concern is that it will need to flow through my property and into my swale to access the "beehive" south of Beechwood Drive. Westfield Green Estates is already experiencing flooding on the northern property edge and it is feared that this will only increase the current problem. What recourse will the residents have if drainage needs are not met?
- **Other Existing Infrastructure and Standard of Living:** Residents of this area have come to expect a certain standard of life such as the ability to walk the streets of Maple Lane and have children play outside without traffic which is what drew many of us to this area. While these may be minor issues it is still a concern of the current residents, like myself, and I'd like to see the integrity of the neighborhood maintained. Currently there is no proposal to improve or enhance the surrounding infrastructure to support the notion of a "walkable neighborhood". Sidewalk plans end at my front yard and there is no plan for expansion. How will parents allow their children to safely ride their bikes on Maple Lane with increased through traffic and no sidewalks?
- **Density and Marketing:** While density not only has substantial impact on the drainage as it relates to my property, Westfield Green Estates, and Broadview, it also raises concerns of the marketability of the product. This issue does not relate to the quality of the homes being built, as I feel this point is moot when comparing it to the factors of the surrounding areas. Claims have been made the units will be 1200 sq. ft. in size (or greater) while carrying a price of more than \$200,000 each. How can the market bear such disparity in the two major points of home buying? What happens buyers recognize they can get more size for the same price in other developments or equitable size for a lower price? What's more, does the standard of home value and size in the surrounding neighborhoods support a 60% increase in price and a 25% reduction in size?

Finally, I'd like to address my concerns with the effort and integrity around the process of bringing this project to before the neighborhood. From the beginning it seems that the minimum has been applied to notifying the community and impacted residents of this rezone and project. It is my perception that the bare minimum has been done in an effort to minimize the amount of push back from the community. For example, a notice of rezoning was never placed on the property and rezoning letters were not received by everybody within the required area. Westfield does not appear to be a city of bare minimums and missing integrity. Grand Park is not being built to the minimum standard. Grand Junction is not being built to the minimum standards either. Yet as we lead into the early stages of this project the appearance of a lack of effort and lack of integrity makes it hard for me and the impacted community to have much faith in the process. Promises have been guaranteed

During the neighborhood meeting on January 2nd, Jim Andersen mentioned that no development project comes without risk, but whose responsibility is it to tolerate the risk? That burden is falling directly on the homeowners of the surrounding neighborhoods of this project with no defined opportunity for reward. To reiterate, I am not against development but I support responsible development. My sense of responsibility calls to action the members of the City Council, the APC, and the Mayor's office to refrain from any decisions being made until the overall lack of detail in the plan can be made clearer. If these issues are too much to overcome in this project I feel it is necessary in the rezoning process to establish a level of expectation so all future plans will be held to the same standard. I ask that another meeting with Jim Anderson Corporation be scheduled to discuss in detail our concerns, how to address the concerns, and to form a development plan that will serve the best interests of the city, the builder, and the existing residents. I must express it is necessary for the Jim Anderson to come prepared to speak open and honestly about this project while actively engaging and considering the ideas of all in attendance. I feel it is critical to establish agreed requirements (which I have attached below) for this property prior to a rezone to retain the integrity of surrounding neighborhoods and future developments as this will set precedence for future projects around our community.

Sincerely,

Jason M. Hoffman

NorthWalk-PUD Ordinance / Northwalk Neighborhood Project Development Requirements for Jason Hoffman 728 North Union Street, Westfield IN, 46074

#	Item	Requirement
1	Drainage	No storm water will drain directly into existing swales
2	Setback	A setback will be maintained on all sides of no less than 20 feet from the property line
3	Buffer	Earth Berm: 2 – 3 feet high
4	Buffer	Stone Wall: 6 feet high (minimum)
5	Buffer	Vegetation to be applied in the buffer zone
6	TBD	Other requirements may be established based on findings, changes in plan, neighborhood alignment, or project negotiations.